

**City of Worcester, Massachusetts
Zoning Board of Appeals**

Joseph Wanat,
Chair



Russell Karlstad, *Vice Chair*
Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Nathan Sabo, *Alternate Member*

January 11, 2022

Re: Special Permit Application

360 & 370 Park Avenue (MBL 06-021-00022 & 06-021-19-21) ZB-2021-049

PLEASE TAKE NOTICE:

At a meeting held on December 8, 2021, the Zoning Board of Appeals voted 5-0 to grant a **Leave to Withdraw** without Prejudice for the requested:

Special Permit: To allow an automobile refueling station in a BG-4.0 Zone (Article IV, Section 2, Table 4.1, Business Use #17)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7).

The requested relief was submitted by Prayosha Realty Trust, petitioner, for property located at 360 & 370 Park Avenue. Presently on the premises is at 360 Park Avenue is a vacant office building, and at 370 Park Avenue is an approximately +/-15,706 SF commercial building containing a liquor store, with associated off-street parking. The properties are located within a BG-4.0 (Business, General) zoning district and partially within the Floodplain Overlay District. The petitioner sought to demolish the existing, vacant office building at 360 Park Avenue in order to construct a new automobile refueling station and multi-bay carwash spanning both parcels, with the existing retail building at 370 Park Avenue to be renovated to add a convenience store, and to conduct associated site work.

The final signed decision for the petition was filed at the office of the City Clerk on **January 11, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

**City of Worcester, Massachusetts
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Nathan Sabo, *Alternate Member*

January 11, 2022

Re: Variance Application

1A Knapp Avenue (MBL 33-019-292-6) ZB-2021-060

PLEASE TAKE NOTICE:

At a meeting held on December 8, 2021, the Zoning Board of Appeals voted 5-0 to **approve** the requested:

Variance: For relief of **10.8 FT** from the 20 FT minimum rear-yard setback dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

With the following **conditions of approval**:

1. Prior to the issuance of a Building Permit, provide one (1) full-size, to-scale, stamped/sealed original of a final revised site plan-set, and a PDF file of the same, to the Division of Planning & Regulatory Services.
2. Provided that the project is constructed in substantial accordance with the findings of fact, all final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Seth Barlow, petitioner, for property located at 1A Knapp Avenue in an RS-7 (Residence, Single-Family) zoning district. Presently on the premises is a single-family detached dwelling. The petitioner seeks retroactive relief associated with the construction of a 400SF deck expansion located to the rear of property.

The final signed decision for the petition was filed at the office of the City Clerk on **January 11, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

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January 11, 2022

Re: Variance Application

926 West Boylston Street (MBL 32-051-0001A) ZB-2021-062

PLEASE TAKE NOTICE:

At a meeting held on December 8, 2021, the Zoning Board of Appeals voted 5-0 to **approve** the requested:

Variance: For relief of **7 spaces (25%)** from the minimum parking requirement for a clinic (Article IV, Section 7, Table 4.4)

With the following **conditions of approval**:

1. Prior to the issuance of a Building Permit, provide one (1) full-size, to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services, reflecting the following revisions:
 - a. Add landscaping adjacent to the street-facing façade of the building, where not precluded by existing underground utilities, to include either a minimum of one shade tree or three screening evergreens (arborvitae or similar).
 - b. Modify notes to parking summary table to reflect that only a variance, not a special permit, is required.
2. All parking spaces shall be striped, and accessible spaces placarded, as required by the Architectural Access Board;
3. Any proposed plantings shall be of non-Asian Longhorn Beetle susceptible species and shall not be known to be invasive species; and
4. Snow shall be trucked off-site once storage on-site impedes visibility and/or the use of the required on-site parking spaces;
5. The parking relief granted is associated with the proposed use as a medical clinic and shall lapse with a change in use;
6. Provided that the project is constructed in substantial accordance with the findings of fact, all final revised plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Worcester UC, LLC, petitioner, for property located at 926 West Boylston Street in a BL-1.0 (Business, Limited) zoning district. Presently on the premises is a vacant commercial structure and associated surface parking. The petitioner seeks to convert the existing building into a medical clinic, retaining the existing parking area and related site improvements.

The final signed decision for the petition was filed at the office of the City Clerk on **January 11, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

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January 11, 2022

Re: Variance Application

44 Hurtle Avenue (MBL 38-019-47-50) ZB-2021-063

PLEASE TAKE NOTICE:

At a meeting held on December 8, 2021, the Zoning Board of Appeals voted 5-0 to **approve** the requested:

Variance: For relief of **6.2 FT** from the minimum side-yard setback dimensional requirement for a single-family detached dwelling in an RS-7 Zone (Article IV, Section 4, Table 4.2)

With the following **conditions of approval**:

1. Prior to the issuance of a Building Permit, provide one (1) full-size, to-scale, stamped/sealed original of a final revised site plan-set and architectural plans, and a PDF file of the same, to the Division of Planning & Regulatory Services.
2. Provided that the project is constructed in substantial accordance with the findings of fact, all final revised plans and architectural renderings on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Jessica Carpenter, Trustee of the Dell'Olio Family Trust, petitioner, for property located at 44 Hurtle Avenue in an RS-7 (Residence, Single-Family) zoning district. Presently on the premises is a single-family detached dwelling. The petitioner seeks to construct a two-car garage addition to the existing structure.

The final signed decision for the petition was filed at the office of the City Clerk on **January 11, 2022**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals
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City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 40 Hooper Street (MBL 16-004-00018)

Daniel Yarnie applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-004):

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Variance: For relief from the minimum setback dimensional requirement for an accessory structure in a residential zone (Article IV, Section 8, B.10.)

Presently on the premises is a vacant lot. The property is located within an RG-5 (Residential, General) zoning district. The applicant seeks to construct a +/-3-story multi-family low-rise dwelling, with a total of +/-12 units, +/-24 parking spaces (surface and garage), a series of retaining walls, and related site improvements.

A public hearing on the application will be held on **Monday, January 31, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: January 14, 2022 & January 21, 2022

City of Worcester, Massachusetts

Joseph Wanat,
Chair



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Nathan Sabo, *Alternate Member*

PUBLIC HEARING NOTICE Zoning Board of Appeals 9 Dalton Street (MBL 34-019-00002)

DiVerdi Builders, Inc. applied to the Zoning Board of Appeals seeking the following from the requirements of the Worcester Zoning Ordinance (ZB-2022-006):

Special Permit: To allow single-family attached dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #12)

Presently on the premises is an existing mobile home and associated site improvements. The property is split zoned, located within both RL-7 (Residential, Limited) and BL-1.0 (Business, Limited) zoning districts. The applicant seeks to construct a single-family attached (townhouse style) dwelling with a total of 4 units with associated site improvements.

A public hearing on the application will be held on **Monday, January 31, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
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ADVERTISING DATES: January 14, 2022 & January 21, 2022

City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 563 Salisbury Street (MBL 25-051-00017)

Alan A. Dyrmi and Erjona I. Mehillas applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-007):

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Presently on the premises is a single-family detached dwelling. The property is located within an RS-10 (Residential, Single-Family) zoning district. The applicant seeks partially retroactive approval in order to pave a portion of the front yard for vehicular use.

A public hearing on the application will be held on **Monday, January 31, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: January 14, 2022 & January 21, 2022

City of Worcester, Massachusetts

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PUBLIC HEARING NOTICE Zoning Board of Appeals 4 & 14 Velander Street (MBL 16-005-00046 & -00047)

Farnham Properties, c/o Mark Farnham, applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2022-008):

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Presently on the premises a vacant lot. The property is located within a RG-5 (Residential, General) zoning district. The applicant seeks to construct two single-family attached (townhouse style) structures with a total of 11 dwelling units and associated site improvements.

A public hearing on the application will be held on **Monday, January 31, 2022** at 5:30 PM. This meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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ADVERTISING DATES: January 14, 2022 & January 21, 2022

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING & HEARING NOTICE Worcester Planning Board 47R Fourth Street (MBL 42-035-00100)

Daniel Yarnie applied to the Planning Board seeking approval of the following under the requirements of the City of Worcester Zoning Ordinance:

1. Special Permit – To allow a cluster group of single-family dwellings in a RL-7 Zoning District (Article VIII)
2. Definitive Site Plan

Presently on the premises is a vacant lot. The applicant seeks to construct a cluster style development consisting of 4 single family semi-detached (duplex style) dwellings and 1 single family detached dwelling (total of 9 units) with associated driveways and parking and to conduct associated site work. The property is located within a RL-7 (Residence, Limited) zone and has grades of 15% or more (PB-2020-072).

A public hearing and meeting on the application will be held on **Wednesday, February 2, 2022** at 5:30 PM. This meeting of the Worcester Planning Board will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/planningboardwebex> or call **415-655-0001 (Access Code: 160 171 4991)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

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Advertising Dates: January 19, 2022 & January 26, 2022
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City of Worcester, Massachusetts

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Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING NOTICE Worcester Planning Board

2 & 4 YWCA Way & 1 Francis J. McGrath Boulevard (MBL 05-002-00001; -00002; -00003)

YWCA of Central Massachusetts has applied for Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is the YWCA of Central Massachusetts building, related surface parking and associated site improvements. The properties are located in a BG-6.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-D) and partially within the Union Station View Corridor and Downtown Sign Overlay District (USOD & DSOD). The applicant seeks to reconfigure the parking area located off of YWCA Way in order to provide +/- 122 parking spaces and conduct associated site work (PB-2021-080).

A public meeting on the application will be held on **Wednesday, February 2, 2022** at 5:30 PM. This meeting of the Worcester Planning Board will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/planningboardwebex> or call **415-655-0001 (Access Code: 160 171 4991)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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City of Worcester, Massachusetts

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Edward Moynihan, *Vice Chair*

Kevin Aguirre, *Clerk*

Conor McCormack

PUBLIC MEETING NOTICE Worcester Planning Board 9 Dalton Street (MBL 34-019-00002)

DiVerdi Builders, Inc. has applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is an existing mobile home and associated site improvements. The property is split zoned, located within both RL-7 (Residential, Limited) and BL-1.0 (Business, Limited) zoning districts. The applicant seeks to construct a single-family attached (townhouse style) dwelling with a total of 4 units with associated site improvements (PB-2022-003).

A public meeting on the application will be held on **Wednesday, February 2, 2022** at 5:30 PM. This meeting of the Worcester Planning Board will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/planningboardwebex> or call **415-655-0001 (Access Code: 160 171 4991)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

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PUBLIC MEETING NOTICE Worcester Planning Board 445A Granite Street (MBL 45-001-006-2)

KHI Real Estate 445A Granite, LLC has applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is in RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct a single-family detached dwelling with associated site improvements (PB-2022-007).

A public meeting on the application will be held on **Wednesday, February 2, 2022** at 5:30 PM. This meeting of the Worcester Planning Board will be conducted via **remote participation**.

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Conor McCormack

PUBLIC MEETING NOTICE

Worcester Planning Board

**85, 89, 99, & 103 Green Street, 2 (aka 12) Plymouth Street, 5 & 7 Gold Street,
and a portion of 62 Washington Street**

(MBL 05-004-00001; -00002; -00012; -00013; -00014; -00026; -00030; & -03+04)

The Gold Block Real Estate LLC applied for an Amendment to a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are four buildings with associated site improvements. The property is within a BG-6.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD). The approved plan involves the demolition of existing site improvements and construction of a 13 story, 380,580 SF mixed-use building, with 318 dwelling units, 28,899 SF of retail/food-service space, and a 152 space parking garage, along with associated site work. The applicant seeks to modify the original approval in order to construct a +/- 7 story, +/- 203,000 SF mixed-use building, with +/- 173 residential units, +/- 16,026 SF of retail/commercial space, and a +/- 99 space parking garage, and conduct related site work on property with 15% or more grades (PB-2022-001).

A public meeting on the application will be held on **Wednesday, February 2, 2022** at 5:30 PM. This meeting of the Worcester Planning Board will be conducted via **remote participation**.

Members of the public may view the meeting live from the City Website at www.worcesterma.gov/video-on-demand. Most meetings are also broadcast on the local government cable channel (Spectrum Channel 192). To participate during the public comment portion of the meeting, you may join the meeting using this link <https://cow.webex.com/meet/planningboardwebex> or call **415-655-0001 (Access Code: 160 171 4991)**. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings in real time using technological means. In addition, a video recording, or other record of proceedings will be posted at www.worcesterma.gov soon after the meeting. If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

(508) 799-1400 x 31440

Advertising Dates: January 19, 2022 & January 26, 2022
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Michael F. Gagan, Chair
William Talcott, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker

Jennifer S. Hager,
Planning & Economic Development Director



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508)865-8729
Fax: (508)865-8721

TOWN OF SUTTON

PLANNING BOARD & DEPARTMENT

Sutton Planning Board
Public Hearing Notice
January 31, 2022
7:30 PM

In accordance with the provisions of the Sutton Zoning Bylaw Section IV.C. - Site Plan Review, and Section III.A - Use Special Permit, the Planning Board will hold a public hearing on the applications of 3 P Properties, LLC (Koopman Lumber) of Whitinsville for property located at 29 Gilmore Drive. The applicant requests to construct a 30,000 sf addition to the existing 60,000 sf building at 29 Gilmore Drive for additional warehouse with distribution.

The hearing will be held on January 31, 2022 at 7:30 P.M. This meeting is hybrid and will be held at Sutton Town Hall in the 3rd floor meeting room and individuals may also participate remotely by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US and (New York) Meeting ID: 880 3817 6787 Password: 215551

A copy of the filing may be viewed at the office of the Town Clerk or by visiting the Planning Board page at <https://www.suttonma.org>. You may provide input at the public meeting or by emailing it to j.hager@town.sutton.ma.us.

Michael Gagan, Chair

Published January 13 & 20, 2022

TOWN OF SUTTON
JAN 5 AM 10:59

Michael F. Gagan, Chair
William Talcott, Vice-Chair
Robert S. Largess, Jr.
Scott Paul
Walter A. Baker

Jennifer S. Hager,
Planning & Economic Development Director



Sutton Town Hall
4 Uxbridge Road
Sutton, Massachusetts 01590
Telephone: (508)865-8729
Fax: (508)865-8721

TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

Sutton Planning Board Public Hearing Notice

In accordance with the provisions of Section III.A – Table of Use Regulations and VII.A. Special Permits of the Sutton Zoning Bylaw, and Section IV.3 Site Plan Exemption, the Planning Board will hold a public hearing on the applications of Michelle Brown, South Grafton, MA for property located at 25 Providence Road owned by Dan Thurber. The applicant requests to use a portion of the existing building at 25 Providence Road for a retail shop to sell candles, jewelry, home décor and signs along with some pieces of upcycled furniture.

The hearing will be held on January 31, 2022 at 7:15 P.M. This meeting is hybrid and will be held at Sutton Town Hall in the 3rd floor meeting room and individuals may also participate remotely by using the online Zoom application at: <https://zoom.us/join> or via phone at 1-929-205-6099 US and (New York) **Meeting ID: 880 3817 6787 Password: 215551**

A copy of the filing may be viewed at the office of the Town Clerk or by visiting the Planning Board page at <https://www.suttonma.org>. You may provide input at the public meeting or by emailing it to j.hager@town.sutton.ma.us.

Michael Gagan, Chair

Published January 13 & 20, 2022

TOWN OF SUTTON
22 JAN 4 PM 2:38

Notification to Abutters
Under the Massachusetts Wetlands Protection Act and
Town of Westborough Wetlands Bylaw & Regulations

In accordance with Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following: **Daniel & Katherine Flaherty of 29 Upton Road, Westborough, Ma 01581** have filed the following permit application with the **Westborough Conservation Commission**.

A Notice of Intent

The Applicant is seeking permission to remove, fill, dredge, or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act and Town of Westborough Wetlands Bylaw (Article 45 of the Special Town Meeting of October 20, 2008) Adopted As Policy: February 9, 2010

The proposed project is located at 29 Upton Road
The address of the lot or location of the proposed activity:
The intended activity or activities:

To construct an addition, screen porch, deck, driveway extension and associated grading within 200' of Jackstraw Brook.

Copies of these applications may be examined at the Westborough Conservation Department by appointment only. To set up an appointment email conservation@town.westborough.ma.us. Or call (508) 366-3014. Appointments can be made M-TH 8:00 AM to 5:00 PM, or F 7:30 AM to 12:00 PM.

Or, request it from the Applicant or the Applicant's Representative at:

Address: Allen Engineering & Associates, Inc. 1 Charlesview Road, Hopedale, Ma 01747

Phone/email: karen@allen-ea.com Days/hours of operation: Mon.-Fri. 8am – 5pm

The Public Hearing Notice will be published at least 5 days in advance in the Telegram & Gazette. Information regarding the date, time, and place of the public hearing may be obtained from the Westborough Conservation Commission by either calling 508-366-3014, or emailing conservation@town.westborough.ma.us.